

**PB# 85-18**

**Lands of Bivona**

**33-2-7,8,9.1 & 9.2**

85-18

Lands of Bivona Lot line

change

Approved 5/8/85  
filed with Town Clerk 5/23/85 st.

TOWN OF NEW WINDSOR			General Receipt		6392
555 Union Avenue New Windsor, N. Y. 12550			April 17, 1985		
Received of Bonds of Buena			\$ 25.00		
Twenty-five and 00/100					DOLLARS
For Exp Line Charges (#85-18)					
DISTRIBUTION					
FUND	CODE	AMOUNT			
Check # 5070		25.00			
By Pauline S. Townsend					
Town Clerk			Title		

Williamson Law Book Co., Rochester, N. Y. 14609

PLANNING BOARD  
TOWN OF NEW WINDSOR  
555 UNION AVENUE  
NEW WINDSOR, NY 12550

85-18

(This is a two-sided form)

Date Received 3/25/85  
Preapplication Approval \_\_\_\_\_  
Preliminary Approval \_\_\_\_\_  
Final Approval \_\_\_\_\_  
Fees Paid \_\_\_\_\_

**APPLICATION FOR SUBDIVISION APPROVAL**

(LOT LINE CHANGES ONLY)

Date: March 27, 1985

1. Name of subdivision Lands of Bivona  
Charles J. & Elizabeth M. Bivona 564-1076
2. Name of applicant Peter J. & Claire M. Bivona Phone 562-3759  
189 Lakeside Road, Newburgh, New York 12550  
Address 256 North Street, Newburgh, New York 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Same as Above Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Land Surveyor Peter R. Hustis, L.L.S. Phone 831-0100  
Address 33 Henry Street, Beacon, New York 12508  
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Andrew P. Bivona Phone 561-0690  
Address 10 South Plank Road P. O. Box 2636 Newburgh, New York 12550  
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Subdivision location: On the South side of Little Britain Road  
(Street)  
400 feet East of Stewart Airport Main Gate  
(direction)
7. Total Acreage \_\_\_\_\_ Zone B Number of Lots 3
8. Tax map designation: Section 33, Block 2 Lot(s) 7, 8, 9.1 and 9.2
9. Has this property, or any portion of the property, previously been subdivided No.  
If yes, when \_\_\_\_\_; by whom \_\_\_\_\_
10. Has the Zoning Board of Appeals granted any variance concerning this property No.  
If yes, list case No. and Name \_\_\_\_\_

List all contiguous holdings in the same ownership.

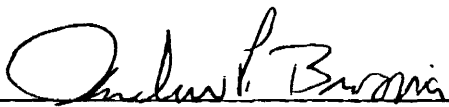
All of the Above

Section \_\_\_\_\_ Block(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

STATE OF NEW YORK     )  
COUNTY OF ORANGE    : SS.:

I, Andrew P. Bivona, Attorney at Law,, hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true.

  
Mailing Address P. O. Box 2636  
Newburgh, New York 12550

SWORN to before me this

27<sup>th</sup> day of March, 1985

  
NOTARY PUBLIC

WILLIAM J. DILLON  
NOTARY PUBLIC, STATE OF NEW YORK  
RESIDING IN ORANGE COUNTY  
MY COMMISSION EXPIRES MARCH 31, 86

STATE OF NEW YORK:

: ss.:

COUNTY OF ORANGE:

PETER J. BIVONA, being duly sworn, deposes and says:

1. That he is one of the applicants for a lot line revision as shown on a map entitled "Lands of Bivona". That he, together with Claire M. Bivona, owns the tax parcel designated as Section 33, Bloc 2, Lot 8 and also owns jointly with Charles J. Bivona, that parcel designated as Section 33, Block 2, Lots 9.1 and part of 9.2. Charles J. Bivona and Elizabeth M. Bivona own the parcel designated as Section 33, Block 2, Lot 7.

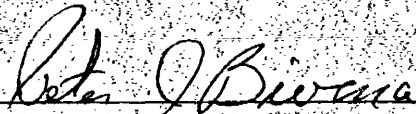
2. All of the abovesaid owners join in this application and are represented by Andrew P. Bivona as attorney. The survey map was prepared by Peter R. Hustis, L.L.S.

3. All of the owners acquired title in excess of twenty-five (25) years ago. The original holding was owned by Anna Bivona who was the mother of your deponent and Charles J. Bivona. A parcel of land was conveyed to Charles J. Bivona and Elizabeth M. Bivona for their residence and at a later date another parcel was conveyed to Peter J. Bivona and Claire M. Bivona. Anna Bivona maintained her residence on the parcel remaining to her.

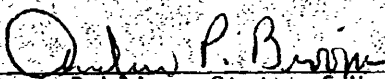
4. Over the course of many years the property was put to use for a business enterprise largely without regard to ownership but only according to geographical features. Upon the death of Anna Bivona, that property was owned by Joseph Bivona until his death. Peter J. Bivona and Charles J. Bivona became the owners of tax lots 9.1 and 9.1 through the Estate of Joseph Bivona.

5. As can be seen from the map submitted herewith, the lot lines by deed description and tax map are not in conformity with the use of the

property or geographical features. This application is made for the purpose of remedying these variations.

  
PETER J. BIVONA

Sworn to before me this 28 day  
of March, 1985

  
Notary Public - State of New York  
My Commission Expires March 30, 1986

ANDREW P. BIVONA  
NOTARY PUBLIC, STATE OF NEW YORK  
RESIDING IN ORANGE COUNTY  
MY COMMISSION EXPIRES MARCH 30, 1986

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Lands of Bivona

Location: Little Britain Road Route 207

I D Number: \_\_\_\_\_

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

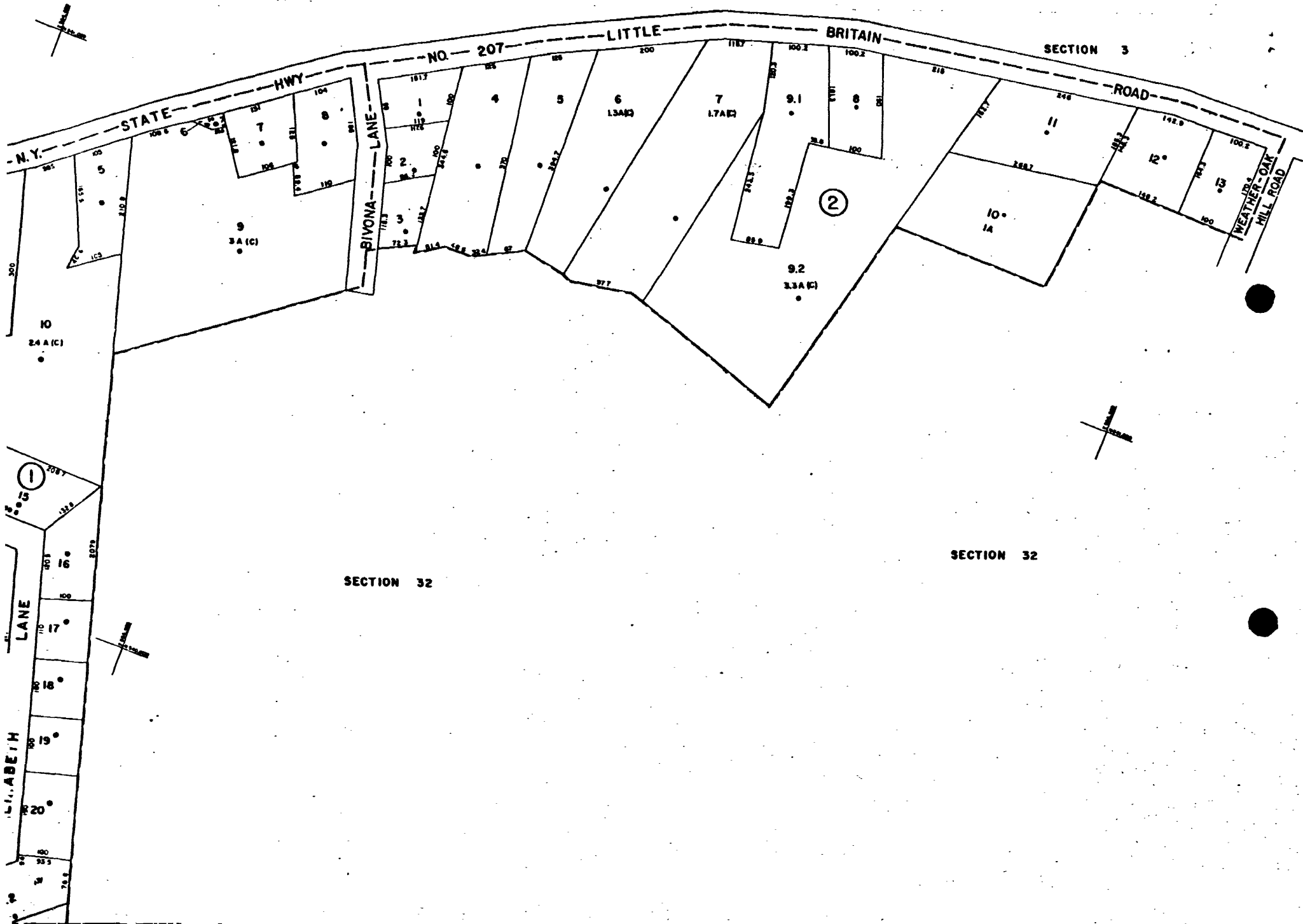
### FOR AGENCY USE ONLY

Preparer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Preparer's Title: \_\_\_\_\_

Agency: \_\_\_\_\_





ANDREW P. BIVONA

ATTORNEY AT LAW

TELEPHONE (914) 561-0690

10 SOUTH PLANK ROAD  
POST OFFICE BOX 2636  
NEWBURGH, NEW YORK 12550

March 28, 1985

Town of New Windsor  
Planning Board  
555 Union Avenue  
New Windsor, New York 12550

Attention: Paul Cuomo  
Town Engineer

Re: Lands of Bivona

Dear Paul:

Enclosed herewith please find the Application for Subdivision Approval which I have modified in accordance with our discussion. This application involves the making of lot line changes.

Enclosed please find the application as well as review forms, environmental assessment form and copy of tax map, as well as my Father's affidavit of ownership.

I am enclosing for the Board's review three copies of the map. The enclosed maps were prepared by Peter Hustis and indicate the existing lot lines and the proposed changes. The purpose of this application is to conform the lot lines with geographical features.

Please have this matter placed on the Planning Board agenda for April 24, 1985.

Very truly yours,

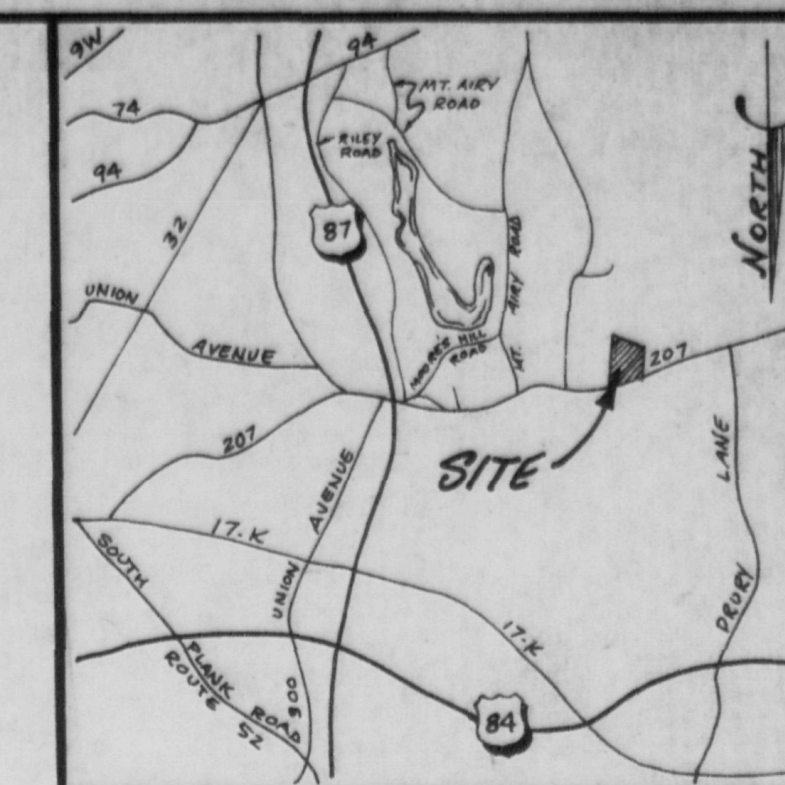


ANDREW P. BIVONA

APB:rkq

Enclosures  
cc: Peter R. Hustis, L.S.



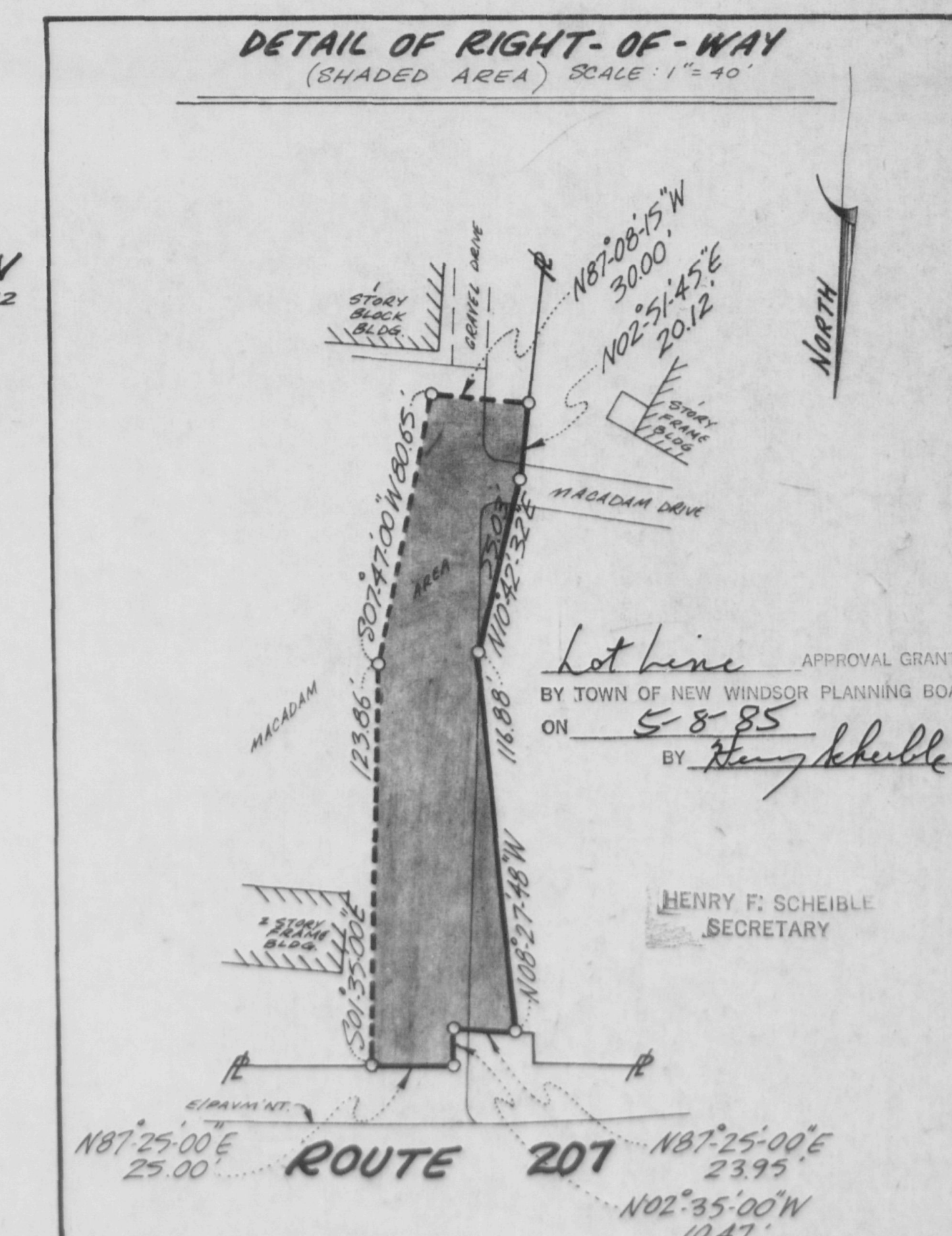


LOCATION MAP  
SCALE: 1" = 8000' (APPROX.)



NOTES:

- 1) THE SHADED RIGHT-OF-WAY SHOWN ON PARCEL 3 SHALL BE DEED TO THE OWNER OF PARCEL 4 FOR THE PURPOSE OF INGRESS AND EGRESS, AND SHALL RUN WITH TITLE TO SAID PARCEL 4.



Lot line APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON 5-8-85  
BY Henry Scheible

HENRY F. SCHEIBLE  
SECRETARY

LOTLINE RE-ALIGNMENT  
FOR  
LANDS OF BIVONA

TOWN OF NEW WINDSOR  
SCALE: 1" = 40'

ORANGE COUNTY, NY  
NOVEMBER 9, 1984

REVISED:  
JANUARY 7, 1985  
JANUARY 30, 1985  
MARCH 6, 1985  
APRIL 29, 1985

- LEGEND
- CURB
  - RETAINING WALL
  - STONE WALL
  - BUILDING
  - PROPERTY LINE
  - MANHOLE

- PICKET FENCE
- STREAM (SHOWING DIRECTION OF FLOW)

PETER R. HUSTIS, LL.S.

33 HENRY STREET · BEACON · NEW YORK  
828 BROADWAY · NEWBURGH · NEW YORK

Peter R. Hustis

